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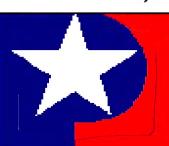
0007

0047.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
751,800 / 751,800
751,800 / 751,800
751,800 / 751,800
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		ALTON ST, ARLINGTON

OWNERSHIP

Owner 1:	STRONG COLLEEN M & JOHN H	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 47 ALTON STREET UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NARDIN FILIPPO M -

Owner 2: -

Street 1: 47 ALTON STREET UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7603												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	749,000	2,800		751,800		260567
							GIS Ref
							GIS Ref
							Insp Date
							09/23/20

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 045.A-0007-0047.2		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	621,900	2800	.		624,700	624,700	Year End Roll	12/18/2019		
2019	102	FV	558,400	2800	.		561,200	561,200	Year End Roll	1/3/2019		
2018	102	FV	493,500	2800	.		496,300	496,300	Year End Roll	12/20/2017		
2017	102	FV	449,500	2800	.		452,300	452,300	Year End Roll	1/3/2017		
2016	102	FV	449,500	2800	.		452,300	452,300	Year End	1/4/2016		
2015	102	FV	415,100	2800	.		417,900	417,900	Year End Roll	12/11/2014		
2014	102	FV	396,000	2800	.		398,800	398,800	Year End Roll	12/16/2013		
2013	102	FV	396,000	2800	.		398,800	398,800		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	14960
NARDIN FILIPPO	63233-206		1/31/2014		471,600	No	No				
HERPERS CHRISTO	55273-243		8/30/2010		420,000	No	No				
BADALAMENT JOHN	45860-522		8/15/2005		438,025	No	No				
BOGARTZ DAVID S	43302-497		7/16/2004		405,000	No	No				

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
4/18/2019	526	Heat App	10,000	C					9/23/2020	Measured	DGM	D Mann			
4/11/2019	487	Inter Fi	85,200	O					7/12/2018	Measured	DGM	D Mann			
1/9/2019	41	Dormers	42,000	O					5/10/2005	External Ins	BR	B Rossignol			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	PINK
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

LOC=SCHOOL.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 1	HB

UnSketched SubAreas:
GLA: 1772,
TFL: 598,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G21
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.09303796
Const Adj.:	0.98000199
Adj \$ / SQ:	315.998
Other Features:	87582
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	920146
Depreciation:	171147
Depreciated Total:	748999

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 8 4

RES BREAKDOWN**SKETCH**

RESIDENTIAL GRID

1st Res Grid

Desc: Line 1

Units: 1

Level

FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals

RMS: 8

BRs: 4

Baths: 1

HB